

Statement of Environmental Effects

for Class 1a or Class 10 developments

- Use this form for Class 1a or Class 10 developments (eg dwellings, dwelling additions, garages, carports, sheds, pools) **with the exception of Secondary Dwellings (granny flats) & Dual Occupancies.**
- If you need advice, email us at lodgement@midcoast.nsw.gov.au or phone 02 7955 7777.
- This form and supporting documents are open access information under the Government Information (Public Access Act 2009) (GIPA Act) and may be made publicly available by request and will also be displayed on our website.

Address of development

80 Seabreeze Parade, Green Point NSW 2428

Description of proposal

Construction of a Modified GJ Gardner Fernbank, with 4 bedrooms, main bathroom with seperate toilet, ensuite, family, dining, lounge, kitchen, butlers pantry, laundry, double garage, total 272.44m, on a 841m² block.

What is currently on site?

The previous home burned down in a fire and was demolished prior to the current owners purchase. The site has an existing driveway on the left hand side. There is also an existing retaining wall which will be removed prior to commencement of construction.

Are you seeking a variation to the Development Control Plan (DCP)?

☐ Yes

☒ No

If yes, please give details and justify why the variation should be supported

Is the proposed development visually compatible with development on adjoining land or land in the locality?

☒ Yes

☐ No

If no, what are the major differences? e.g. height, bulk, materials etc?

Do you propose to clear any vegetation on the site or to do any excavation or remove any topsoil? ☒ Yes ☐ No

If yes, to what extent?

Demolition of trees as outlined on the Site Plan, marked with a broken "GREEN" line on the Site Plan.

Are there any of the following habitats present in the area where threatened species may exist?

Foraging areas (i.e. food sources) ☐ Yes ☒ No

Trees with hollows ☐ Yes ☒ No

Caves, rock outcrops, overhangs, crevices ☐ Yes ☒ No

Abundance of ground cover & fallen trees ☐ Yes ☒ No

Permanent or intermittent waterways or waterbodies ☐ Yes ☒ No

Other (please describe

Is the land flood prone? ☐ Yes ☒ No

If yes, what are the proposed finished floor levels of habitable rooms?

Is the land classed as bushfire prone? ☒ Yes ☐ No

If yes and your proposal is for the construction of:

- a residential building; or
- a non-habitable building that forms an addition to a residential building (except antennae, clothes lines, swimming pools, fences and awnings);

you will need to submit a **Bushfire Assessment Report** in accordance with the 'Planning for Bushfire Protection 2019' guideline produced by the NSW Rural Fire Service.

Will the proposed development adversely affect the amenity of the surrounding neighbourhood in any way? eg through noise, pollution, overshadowing or loss of privacy?

☐ Yes

☒ No

If yes, please give details

Are you aware of any potentially contaminating activities being carried out on the property?

☐ Yes

☒ No

If yes, please give details

What infrastructure services are available to the site?

☒ Water

☒ Power

☒ Connected to reticulated sewer

☐ On-site sewage management (septic)

Is there an existing driveway access?

☒ Yes

☐ No

If no, you will need to lodge a driveway application.

If yes, are you proposing to use this access?

☐ Yes

☒ No

If no, please give details about the access proposed:

There is an existing driveway in place on the left hand side which was used for access by the previous home. This driveway allowed access to the rear yard which is steep. As part of the driveway application the owners will propose to leave the existing driveway to allow access to the rear yard for trailers, garden supplies and other sundry items. They will also submit an application for a new driveway on the right hand side of the property that leads to the proposed new driveway.

How do you propose to deal with stormwater?

A Section 68 will be submitted in conjunction with the DA Application. A Stormwater plan is included in the full set of plans included in this application.

Privacy: This information is required to assist with your application and will not be used for any other purpose without seeking your consent, or as required by law. Your application will be retained in our Records Management System and disposed of in accordance with current legislation. Your personal information can be accessed and corrected at any time by contacting us.

MidCoast Council | Yalawanyi Ganya | 2 Biripi Way Taree | PO Box 482 Taree

Phone 02 7955 7777 | email council@midcoast.nsw.gov.au

www.midcoast.nsw.gov.au